



**North Tyneside Council**

# Planning Committee

3 May 2023

Dear Councillor,

With reference to the agenda previously circulated for the meeting of the Planning Committee to be held on Tuesday, 9 May 2023 I attach for your consideration a further report.

The Chair has agreed to the item of business being considered at the meeting as an urgent item in accordance with Section 100(B)(4)(b) of the Local Government Act 1972 (as amended) because the Council has received a petition and a request for speaking rights in relation to the application since publication of the agenda and the deadline for determining the matter is 31 May 2023.

<b>Agenda Item</b>	<b>Page</b>
10. <b>23/00470/TELGDO, Grass Verge Adjacent to Land East of Addington Drive, Wallsend, Tyne and Wear</b>	<b>3 - 12</b>
To consider a telecommunication system notification from CK Hutchinson Networks (UK) Ltd for the installation of 15m high phase 9 street pole slim-line monopole, supporting 4no. antennas, 3 no. equipment cabinets and ancillary development thereto including 1 no. GPS module.	
Speaking rights granted to:	
<ul style="list-style-type: none"><li>• Local resident, Mr R Burdon</li><li>• Gateley Hamer on behalf of the applicants, CK Hutchinson Networks (UK) Ltd</li></ul>	

**Circulation overleaf ...**

## **Members of the Planning Committee**

Councillor Julie Cruddas  
Councillor Margaret Hall  
Councillor Chris Johnston  
Councillor Tommy Mulvenna  
Councillor Paul Richardson (Deputy Chair)  
Councillor Jane Shaw

Councillor Muriel Green  
Councillor John Hunter  
Councillor Pam McIntyre  
Councillor John O'Shea  
Councillor Willie Samuel (Chair)  
Councillor Peter Earley (Substitute)

<b>Application No:</b>	<b>23/00470/TELGDO</b>	Author:	Julia Dawson
Date valid:	6 April 2023	☎:	0191 643 6314
Target decision date:	31 May 2023	Ward:	Battle Hill

Application type: telecommunication system notification

**Location: Grass Verge Adjacent to Land East of Addington Drive, Wallsend, Tyne and Wear**

**Proposal: The proposal relates to the installation of 15m high phase 9 street pole slim-line monopole, supporting 4no. antennas, 3 no. equipment cabinets and ancillary development thereto including 1 no. GPS module**

Applicant: CK Hutchinson Networks (UK) Ltd

Agent: Gateley Hamer

## **RECOMMENDATION:**

The Committee is recommended to grant consent and exercise control over the siting and appearance of the monopole.

## **INFORMATION**

### **1.0 Summary Of Key Issues & Conclusions**

#### 1.0 Main Issues

1.1 The main issue for Members to consider in this case is whether the proposal is acceptable in terms of the impact of the visual amenity of surrounding occupiers and the character of the area.

#### 2.0 Description of the site

2.1 The application site is located within a grass verge at the edge of an area of open space to the east of Addington Drive and west of the A19 in Hadrian Park in Wallsend. The open space comprises grass with tree and shrub planting. The application site is located adjacent to the public footpath to the north of a bus stop. On the opposite side of Addington Drive are residential dwellings located in Camerton Place, to the south of which is a small commercial area consisting of the Bush Inn Public House, a doctor's surgery and a small parade of local shops. Further to the south of the application site is housing in Blackhill Avenue. Hadrian Park Primary School is located further to the south west.

2.3 An existing monopole (approximately 12.5m high) and associated cabinets are located further to the south east within the larger grassed area.

### 3.0 Description of the Proposed Development

3.1 This application is submitted under Class A Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Order) 2015 (as amended). The applicant is seeking a determination as to whether prior approval is required for the siting and appearance of the following:

- 15m high phase 9 street pole slim-line monopole, supporting 4no. antennas, 3 no. equipment cabinets and ancillary development thereto including 1 no. GPS module.

### 4.0 Relevant Planning History

4.1 There is no relevant planning history for the application site.

4.2 Other relevant planning history:

4.3 Grass Verge at Addington Drive, Wallsend:

11/00725/TELGDO - 12.5m high joint operator street furniture telecommunications tower. 1no equipment cabinet. 1no meter cabinet– Refused 23.05.2011

Appeal allowed (11/00042/S78TPA)

4.4 Land Adjacent to Hadrian Park Surgery, Addington Drive, Wallsend:

17/00744/TELGDO - Siting of a telecommunications base station comprising a 12.5m high column, associated 3no. equipment cabinets and ancillary works – Do Not Exercise Control or Appearance 05.07.2017

4.5 Land adjacent to 98 Benton Lane

21/01503/TELGDO - Proposed 18.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works - Refused 03.08.2021 - APP/W4515/W/21/3281647 – Appeal Allowed.

4.6 Land adjacent to 1 to 6 Beaumont Drive

21/01272/TELGDO - Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works (revised plans and description submitted 24.06.21) - Refused 07.07.2021 - APP/W4515/W/21/3280718 – Appeal Allowed

### 5.0 Development Plan

5.1 North Tyneside Local Plan (2017)

### 6.0 Government Policy

6.1 National Planning Policy Framework (NPPF) (July 2021)

6.2 National Planning Practice Guidance (NPPG) (As amended)

6.3 The Town and Country (General Permitted Development) (England) Order 2015 (as amended)

## PLANNING OFFICERS REPORT

### 7.0 Main Issues

7.1 The main issue for Members to consider in this case is whether the proposal is acceptable in terms of the impact of the visual amenity of surrounding occupiers and the character of the area.

7.2 The National Planning Policy Framework states that advanced, high quality communications infrastructure is essential for economic growth and social well-being. It goes on to state that planning decisions should support the expansion of electronic communication networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.

7.3 Paragraph 115 of the NPPF clearly states that the number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.

7.4 Paragraph 117 of the NPPF sets out the requirements for application for electronic communications development. Applications for electronic communications development (including for prior approval under Part 16 of the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission on non-ionising radiation protection guidelines.

7.5 Paragraph 118 of the NPPF makes it clear that Local Planning Authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for exposure.

7.6 The National Planning Policy Framework states that good design is a key aspect of sustainable development and that permission should be refused for development of poor design.

7.7 Local Plan Policy DM7.11 states that the Council supports the development and extension of telecommunications services. Proposals for new homes or employment development will be encouraged to consider and make provision for high-speed broadband connectivity. Specific proposals for telecommunications development (including radio masts), equipment and installations will be permitted if:

- a. When proposing a new mast, evidence should demonstrate that no reasonable possibilities exist of erecting apparatus on existing buildings, masts or other structures.

- b. The siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity and respect the character or appearance of the surrounding area.
- c. When sited on a building, the apparatus and associated structures are sited and designed in order to seek to minimise impact to the external appearance of the host building.
- d. The development would not have an unacceptable adverse impact on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest. When considering applications for telecommunications development, the Council will have regard to the operational requirements of telecommunications networks.
- e. There are no more satisfactory alternative sites for telecommunications available.
- f. There is a justifiable need for a new site.
- g. Proposals subject to government guidelines on non-ionising radiation protection are accompanied by an International Commission on Non-Ionizing Radiation Protection certificate.

7.8 The proposed monopole will be 15m high and would be located on the edge of the grass verge to the east of Addington Drive. The closest residential properties are located on Camerton Place, which is located to the west on the opposite side of Addington Drive. 2no. objections have been received from residents of this street and the content of these objections is noted. An 84-signature petition against the mast (from local residents) has also been received.

7.9 The proposed mast is to be located approximately 22m from the gable end of No.1 Camerton Place. There are no windows in No.1's gable end. It will be located approximately 48m to the south east of No.26 Camerton Place's front elevation. Whilst it will be partially visible from the rear garden of No.1 (and the rear gardens of No.1's adjoining neighbouring dwellings) and from the front windows of No.26 and the adjoining dwellings, it is not considered that it will result in such harm to the residential amenity of the occupants of these dwellings by way of loss of outlook that prior approval could be withheld on these grounds.

7.10 Although the proposed monopole will be 4.5m higher than the existing 10.5m high streetlights, it will be viewed in context of these lights which are located at routine intervals along this stretch of Addington Drive. It is also noted that the proposed monopole is of a slim-line design, which will lessen its prominence and help it to assimilate into this suburban environment.

7.11 Regard must also be had to recent appeal decisions in respect of applications for prior approval for telecommunications masts, two of which are set out in the Planning History section.

7.12 In the case of application 21/01503/TELGO an 18m high mast was allowed on Benton Lane, Longbenton. The Inspector's decision refers to the urban character of the area and the presence of existing street furniture. He states:

*'Although the mast would be taller than the street lighting columns, trees, and houses in the vicinity, it would have a fairly slim and uncomplicated profile, which*

*in the context of this wide urban road and the plethora of other street furniture, would not be overly dominant or visually obtrusive in the street scene.'*

7.13 The Inspector also noted that the mast would be visible in a residential context, but he considered that it would not be dissimilar to the lamp posts and telegraph poles and would not be visually obtrusive or over dominant. With regards to the impact on views from nearby residential properties the Inspector states '*the mast would not be unacceptably overbearing or intrusive when viewed from the nearby properties*'. He has regard to the separation distance, the siting of the mast in a gap between the houses and the slim profile.

7.14 The mast allowed on Beaumont Drive (21/01272/TELGDO) was 15m in height and in allowing the appeal the Inspector has regard to the location of the mast close to existing streetlights and trees and the ability to reduce its prominence by using an appropriate colour treatment. The Inspector did not consider that the mast would appear unacceptably overbearing or intrusive in the outlook from nearby properties.

7.15 Like the approved mast on Beaumont Drive, the application site is located on a road which provides a through route around an established residential development for residents to access the smaller cul-de-sacs and streets. There is existing street furniture, mainly streetlights, and shrubbery. The mast proposed under the current application is the same height than the approved mast on Beaumont Drive.

7.16 Taking into account the character of the area, the location of the mast and the appeal decisions referred to, it is officer opinion that the proposed mast would not have a significant detrimental impact on the visual amenity of residents, or the street scene.

7.17 Objectors have questioned the need to locate the proposed pole at the application site and have stated that there are preferable sites available, which would have less impact. The proximity to the existing mast to the south east of the application site has also been noted.

7.18 Firstly, with regard to the existing mast, the applicant has advised that it is not available for a site share as the unilateral monopoles with this structure would not physically be able to support an additional set of antennas and other extra equipment, and that to make this site sharable it would require significant upgrades, including a much larger mast, which would become a much more visually prominent feature.

7.19 The applicant has advised that there is a specific requirement for an installation at the grass verge of Hadrian Park to ensure that the latest high quality 3G and 4G service provision is provided in this area of the borough. The proposed column will also ensure that new 5G coverage can also be provided at this location. This ensures that coverage and capacity requirements are maintained.

7.20 6no. alternative site were considered. These were discounted due to structural support issues, obstruction to coverage, the proximity to windows of residential dwellings, and highway safety issues.

7.21 Concerns have been raised on health grounds. However, a statement of conformity with ICNIRP Public Exposure Guidelines has been submitted. The impact on health would not therefore be grounds on which to refuse the application.

7.19 The mast and cabinets would leave a sufficient pavement width and the Highway Network Manager has confirmed that he has no objections to the proposal.

7.20 Concern has been raised with regard to the Local Planning Authority's public consultation on the application. However, 43no. consultation letters were sent to properties surrounding the application site. These included certain properties on Camerton Place, Blackhill Avenue, the doctor's surgery, shops, public house and the Hadrian Park Primary School. This consultation is in accordance with statutory requirements.

## 8.0 Conclusion

8.1 The proposal is required to provide improved network coverage for the surrounding area, and on balance for the reasons set out above, the impact on the amenity of nearby residents, the street scene and highway safety is considered to be acceptable. The application is therefore recommended for approval.

## **RECOMMENDATION:**

The Committee is recommended to grant consent and exercise control over the siting and appearance of the monopole.

## **Conditions/Reasons**

1. The development to which the permission relates shall be carried out in complete accordance with the approved plans and specifications.

- Application form
- 002 Site Location Plan

NTY26002\_NTY123\_NE1149\_M001\_H3G\_DNSW\_GA\_A, Rev.A

- 210 Proposed Site Plan

NTY26002\_NTY123\_NE1149\_M001\_H3G\_DNSW\_GA\_A, Rev.A

- 260 Proposed Site Elevation A

TY26002\_NTY123\_NE1149\_M001\_H3G\_DNSW\_GA\_A, Rev.A

Reason: To ensure that the development as carried out does not vary from the approved plans.

2. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.



Reason: To comply with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order).

3. Notwithstanding the details submitted, the hereby approved mast and cabinets shall be painted black and thereafter maintained in this colour.

Reason: In the interest of visual amenity having regard to policy DM7.11 of the North Tyneside Local Plan 2017.



**Application reference: 23/00470/TELGDO**

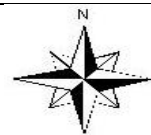
**Location: Grass Verge Adjacent To Land East Of, Addington Drive, Wallsend, Tyne And Wear**

**Proposal: The proposal relates to the installation of 15m high phase 9 street pole slim-line monopole, supporting 4no. antennas, 3 no. equipment cabinets and ancillary development thereto including 1 no. GPS module**

Not to scale

Date: 03.05.2023

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**Consultations/representations**

**1.0 Representations**

1.1 An 84-signature petition has been submitted against the proposal. Two comments on the petition are set out as follows:

- Already have one.
- I value the children's future.

1.2 Two objections have been received; these are summarised below:

- The proposed 5G mast will be very close to houses, a public house, doctors' surgery, local shops and a school.
- Proposed location is the worst possible place, there are numerous other places on the estate that would have very limited impact on people's lives.
- What range do these masts transmit to? If it is one to three miles, the location of the mast could easily be moved to a more desirable location where it will have less impact than the proposed location where 80% of the estate visit on a daily basis.
- Pictures provided showing better locations for proposed mast and equipment.
- The LPA has undertaken inadequate level of public consultation on the prior approval application.
- EMF output from these towers is not safe. Regulators do not check the EMF readings.

**2.0 Internal Consultees**

**2.1 Highway Network Manager**

This application is for the installation of an 15m high phase 9 street pole slim-line monopole, supporting 4 antennas, 3 equipment cabinets and ancillary development thereto including 1 GPS module.

No objections in principle to this proposal.

All works must be RASWA/Chapter 8 compliant. For any further information on temporary highway closure and RASWA applicant can contact [streetworks@northtyneside.gov.uk](mailto:streetworks@northtyneside.gov.uk) - Tel. (0191) 643 6131

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